

1 Dickinson Street (House)
South side of Dickinson Street
Binghamton
Broome County
New York

HABS No. NY-5502

HABS
NY
4-BING
12-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE INFORMATION

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION, NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HABS
NY,
4-BING,
12-

HISTORIC AMERICAN BUILDINGS SURVEY

1 DICKINSON STREET (House)

HABS No. NY-550

Location: 1 Dickinson St. (south side of street)
Binghamton, Broome County, N.Y. 13905
UTM QUADRANGLE: BINGHAMPTON WEST
UTM REFERENCE: 18 424230 4661600

Present Owner: Binghamton Urban Renewal Agency (BURA)
4th Floor, City Hall
Governmental Plaza
Binghamton, N. Y. 13901

Present Occupant: Vacant, to be demolished

Significance: 1 Dickinson Street was the first of two apartment buildings that were built with the intent of being quality housing for the working class people. It is believed that the Franko-Halianate style of the Dwight Block (now demolished) had a great influence upon the design of this structure and its twin (3 Dickinson St.). The building is noted for its large bay windows which span two stories and are placed symmetrically on each side of the main entrance. Both bays of windows are capped with decoratively bracketed gables that are sided with fish scale shingles. At either side of the house there are large chimneys which add to the unusual roofline of this building.

HISTORY OF 1 DICKINSON STREET

Built between 1888 and 1890, 1 Dickinson Street was the first of two identical apartment buildings developed to house working class families. Though the architect of these two structures is unknown, it is believed the design for these buildings was influenced by the Franco-Italian style of the Dwight Block which was developed by Isaac G. Perry.

1 Dickinson Street has, since its construction, been maintained as a rental property. While under the ownership of Dwight, rent was figured upon a basis of simple interest on the cost of the building and the structure housed between 2 and 4 families. Under various new ownerships the rent of these properties became competitive with city-wide rental rates and the number of tenants remained the same until 1980 when the house was further subdivided and 3 more units were created in the basement and attic.

PART II - ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural Character: This two-story apartment has been classified as American Baroque and it is thought that the style was influenced by the Franco-Italian architecture of the Dwight block that laid adjacent to this structure.
2. Condition of Fabric: The exterior of this brick structure is painted a pale brown, the paint is in poor condition and the bricks are in need of repointing in the side and rear. The brick chimneys are beginning to lean and several bricks are missing or disintegrating. The roof is shingled with asphalt shingles that are showing extreme wear. The interior of this building has been completely gutted, several walls have been partially knocked out and there are severe cracks forming in the foundation.

B. Description of the Exterior

1. Overall Dimension: the layout of this structure is rectangular in shape. The structure has a front porch width of twenty-two (22) feet and zero (0) inches and a depth of three (3) feet, six (6) inches. The actual building width face is forty-one (41) feet, zero (0) inches and has an overall width of forty-three (43) feet, zero (0) inches. Excluding the porch width, the overall depth of the house is forty-two (42) feet, zero inches. The height of the structure from ground level to the roof peak is approximately thirty-six (36) feet. There is a basement, first and second floors and attic in this building. This structure is a mirror image of 3 Dickinson Street.
2. Foundation: Concrete and brick, one and one-half (1-1/2) feet in thickness. Several severe cracks present.
3. Walls: Masonry load-bearing walls, painted light tan with brown trim, show signs of deterioration at points where walls meet foundation - repointing is necessary.
4. Structural System: Brick, masonry load-bearing walls.
5. Porch: Wood construction, no ornamentation, concrete steps and has a roof supported by four (4) posts.
6. Chimney: There are four (4) rectangular brick chimneys, two on each end of the building. The chimneys are beginning to lean and are missing bricks.

7. Openings: (See Drawings 1-4 for location and width of various openings.) All windows have modern screens and are decorated with two (2) inch painted wood trim and have slate sills (also painted). Several windows are broken and doors are boarded over with plywood for safety purposes.
8. Roof: Gabled with three (3) distinct peaks, symmetrical, asphalt shingled in fair condition.

C. Description of Interior:

1. Floor Plans: Refer to Drawings 1-4 for room dimensions and original uses.
2. Stairways: There were six stairways in this building, 2 sets of basement, 2 sets of main entry, 2 sets of attic (see drawings 1-4 for location and width.) The basement stairs are open back pine stairs, four steps have been destroyed. The main entry stairs have been ripped away from the wall and only remain attached at the top, several steps are missing and the bannister (originally hardwood, spindle design) has been torn off and destroyed. The attic stairs are pine steps with a simple pine railing attached to the wall.
3. Flooring: Basement floor is half concrete and half earthen floor. The first floor is all hardwood floors in poor condition with the exception of the kitchen which is covered with linoleum (torn in several places). All second floor rooms have hardwood flooring as does the attic, these also are in poor condition.
4. Wall and Ceiling Finishes: All original walls on the first and second floor are hard-finished horse hair plaster. The attic has no finished walls, just open space between flooring and the roof. The basement has brick walls (foundation) with plasterboard walls (recent) covering the brick.
5. Openings: (See Drawings 1-4 for locations and widths.)
 - (a) Doorways and Doors: All of the doorways in the house are eight (8) feet in height and surrounded by 3-5 inch, carved or layered wood molding. At the top of each frame there are 2-1/2 inch medallion shaped carvings in each corner.
 - (b) Windows: Sash-type windows, all measuring approximately six (6) feet in height from the bottom of the window to the top (molding width included). Each of the windows began twelve (12) inches above the floor level. All windows are surrounded by three (3) inch undecorated wood molding.

6. Decorative Features and Trim: None. The house was completely gutted and is totally absent of any ornamentation.
7. Hardware: Hardware used on the doors and windows include common window latches and door hinges. The front door has a decorative brass doorknob, key holes and door plates which will be removed. Other doors in the house had (all removed) glass doorknobs and plain door plates.
8. Mechanical Equipment:
 - (a) Heating: The original heating system was a coal burning furnace that distributed warm air throughout the house by way of air ducts on all levels of the structure except the attic. This system was later replaced by a gas burning furnace.
 - (b) Lighting: Designed with gas lighting on all floors and was later replaced with electricity.
 - (c) Plumbing: Had complete plumbing service from time of construction to present use, included: hot and cold running water, sewer and waste water hookups. Original pipes were galvanized steel pipe and later replaced by copper.

PART III - SOURCES OF INFORMATION

A. Original Architectural Drawings: None available.

B. Early Views:

1. Birds Eye View of Binghamton 1882 - provided building locations and early street configurations.

C. Interviews: None.

D. Bibliography:

1. Primary and Unpublished Sources:

- a. Broome County Historical Society. Dwightville Historic File. Located at: Roberson Center for the Arts, Binghamton, N.Y.
- b. Foote, Keith G. Sanford O. Lacey. SUNY Binghamton, Department of Art History. 1980.
- c. Office of Developmental and Community Services. Dwightville Historic File. Located in: City of Binghamton Planning Division, 4th Floor, City Hall, Binghamton, New York 13901

2. Secondary and Published Sources:

- a. Binghamton Daily Times. "Dwight Place". Binghamton Daily Times, March 9, 1974.
- b. Blumenson, John J.G. Identifying American Architecture. Nashville: American Association for State and Local History. 1973.

E. Site Inspection: This structure was visited by staff members and complete notes and measurements were taken at this time. February 3-5, 1986.

PART IV - PROJECT INFORMATION

This structure lies within the eastern end of the Clinton Street Redevelopment Project area and this 4.4 acre portion of the parcel will be used for a commercial plaza project. The following is a physical description of this project:

Project Name: Dwight Block Supermarket Project

Development Group: Nat. C. Rose, Incorporated
Walter Rose, Developer

Project Location: Parcel at the eastern end of the Clinton Street Redevelopment Project Area, located near the northwestern intersection of Front Street and Clinton Streets. (see map on following page)

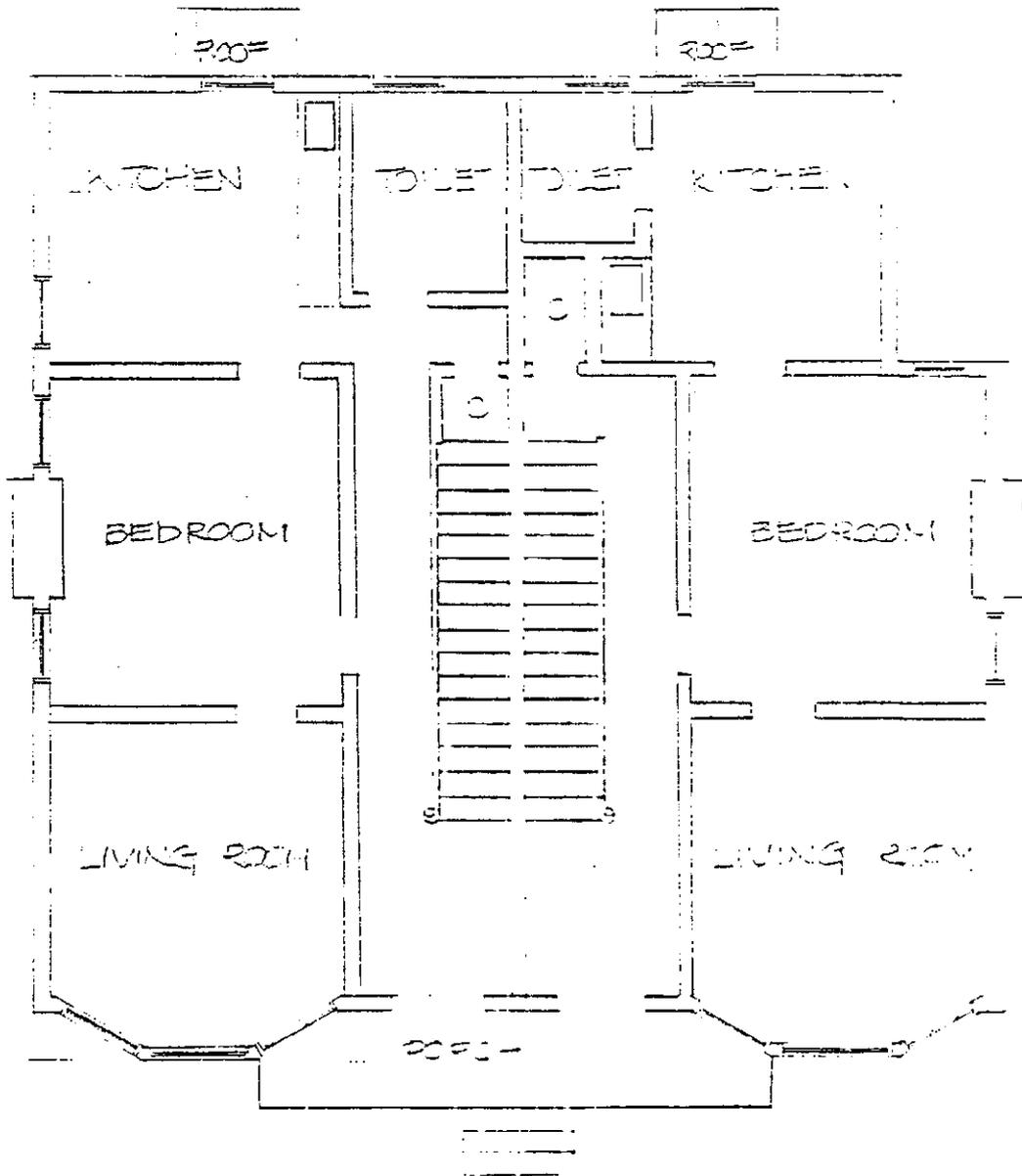
Business Type: Commercial Plaza to include:
Supermarket 35,000 sq. ft.
Drugstore 15,000 sq. ft.
Total 50,000 sq. ft.

Parking Spaces: 300 total spaces.

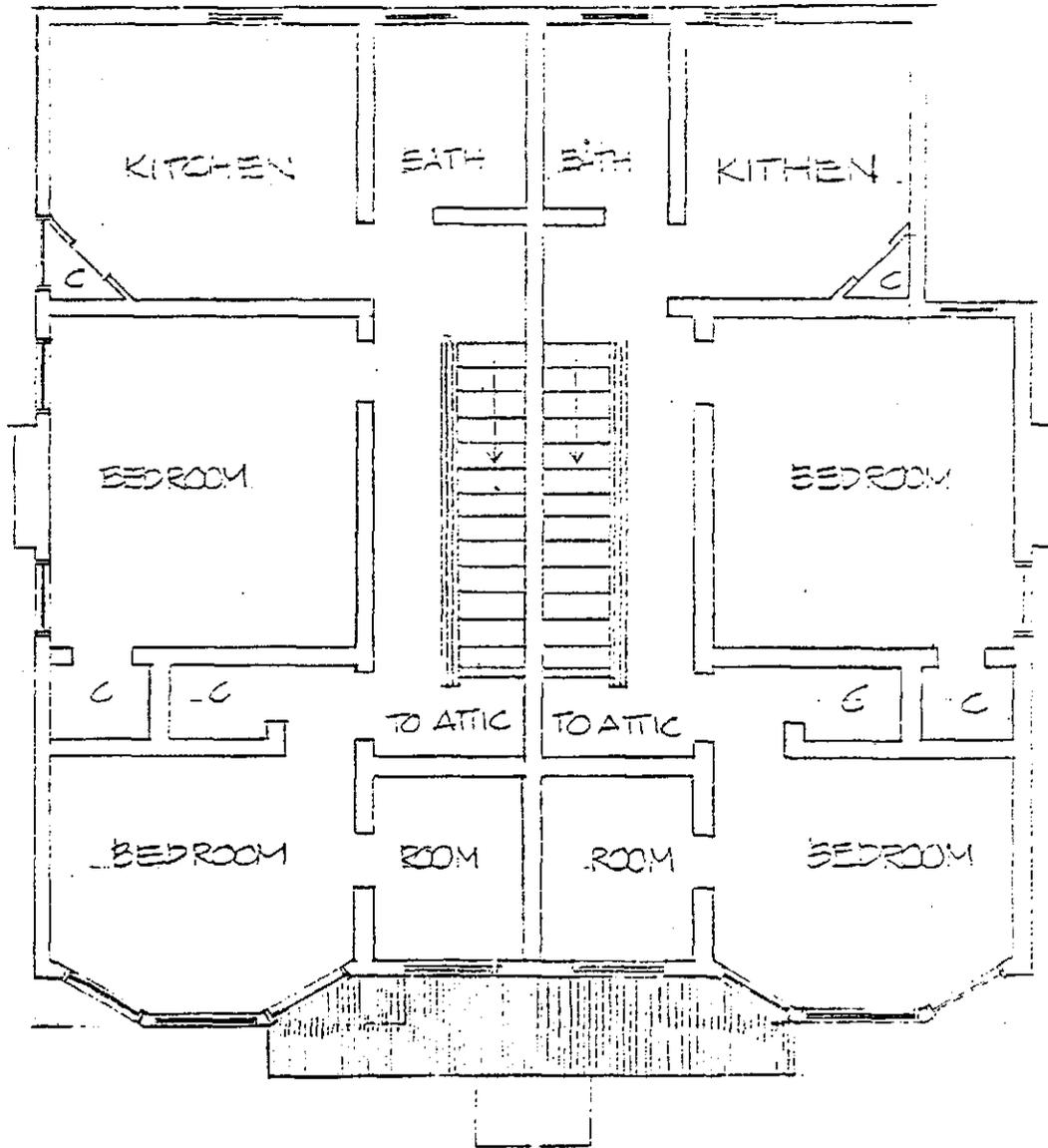
City Agency Involved: Urban Renewal Agency (BURA)

Federal Involvement: Community Development Block Grant (CDBG)
Federal Funds needed to acquire site and for residential and commercial relocation.

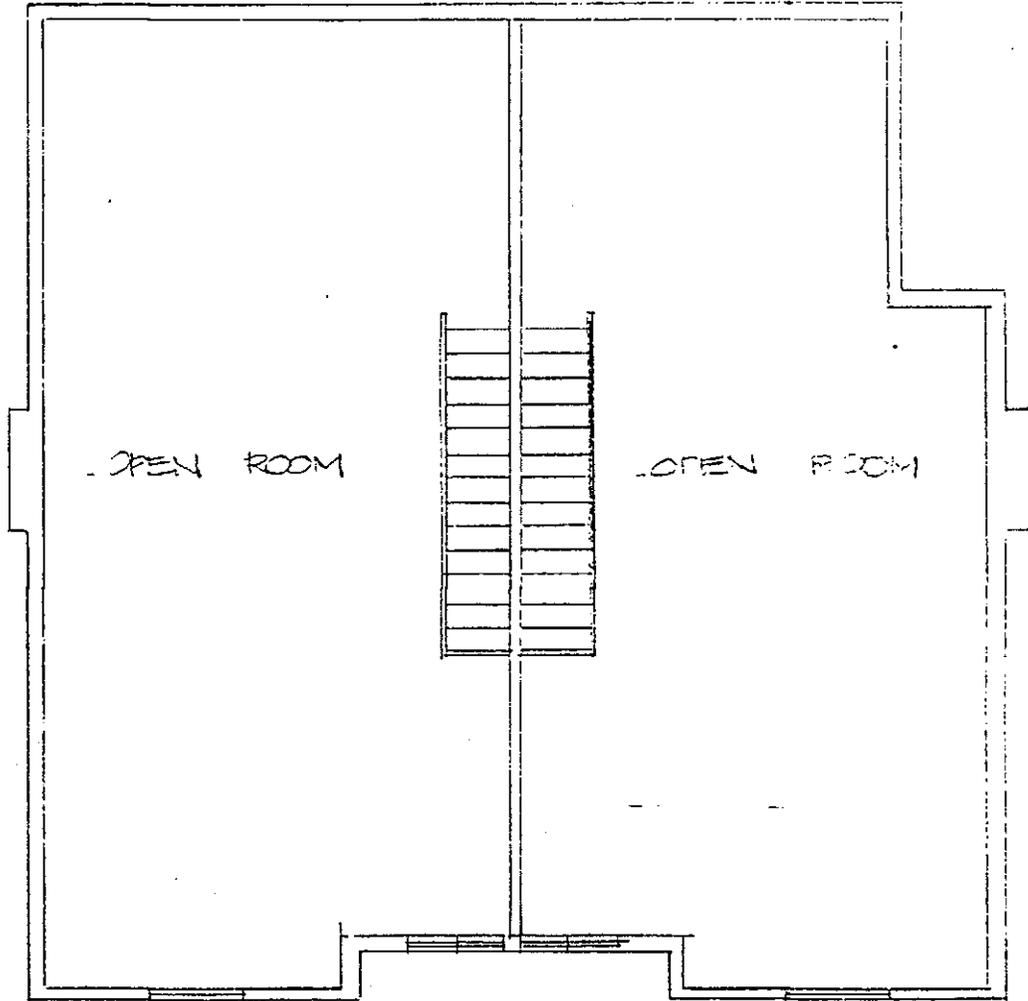
Prepared by: Laurie A. Kimball
Title: Planner
Affiliation: City of Binghamton
Development & Community Services
Planning Division
Date: June 25, 1986



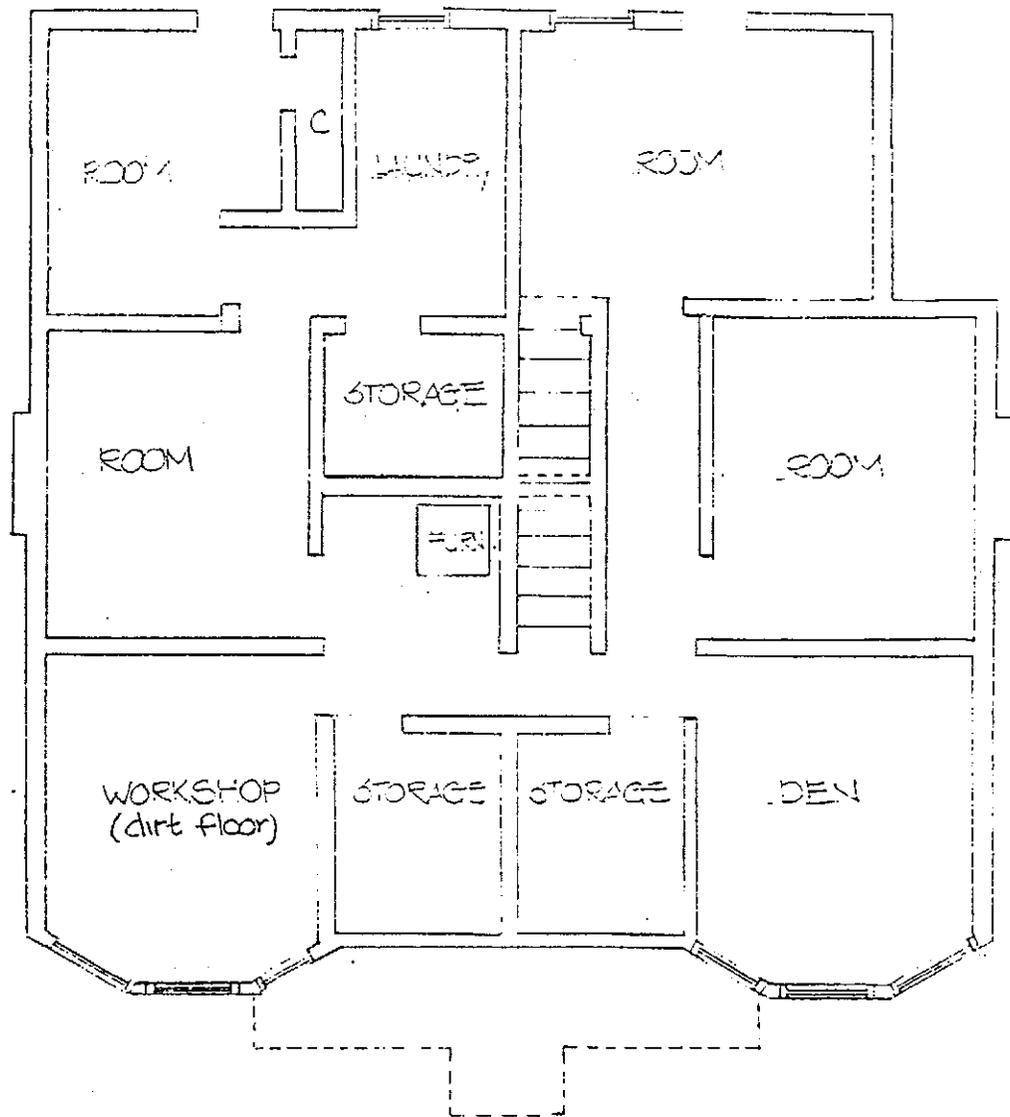
First Floor Plan
Scale: 1/8" = 1'-0"
1 Dickinson Street
Drawn by Laurie Kimball
Date: 6/26/86



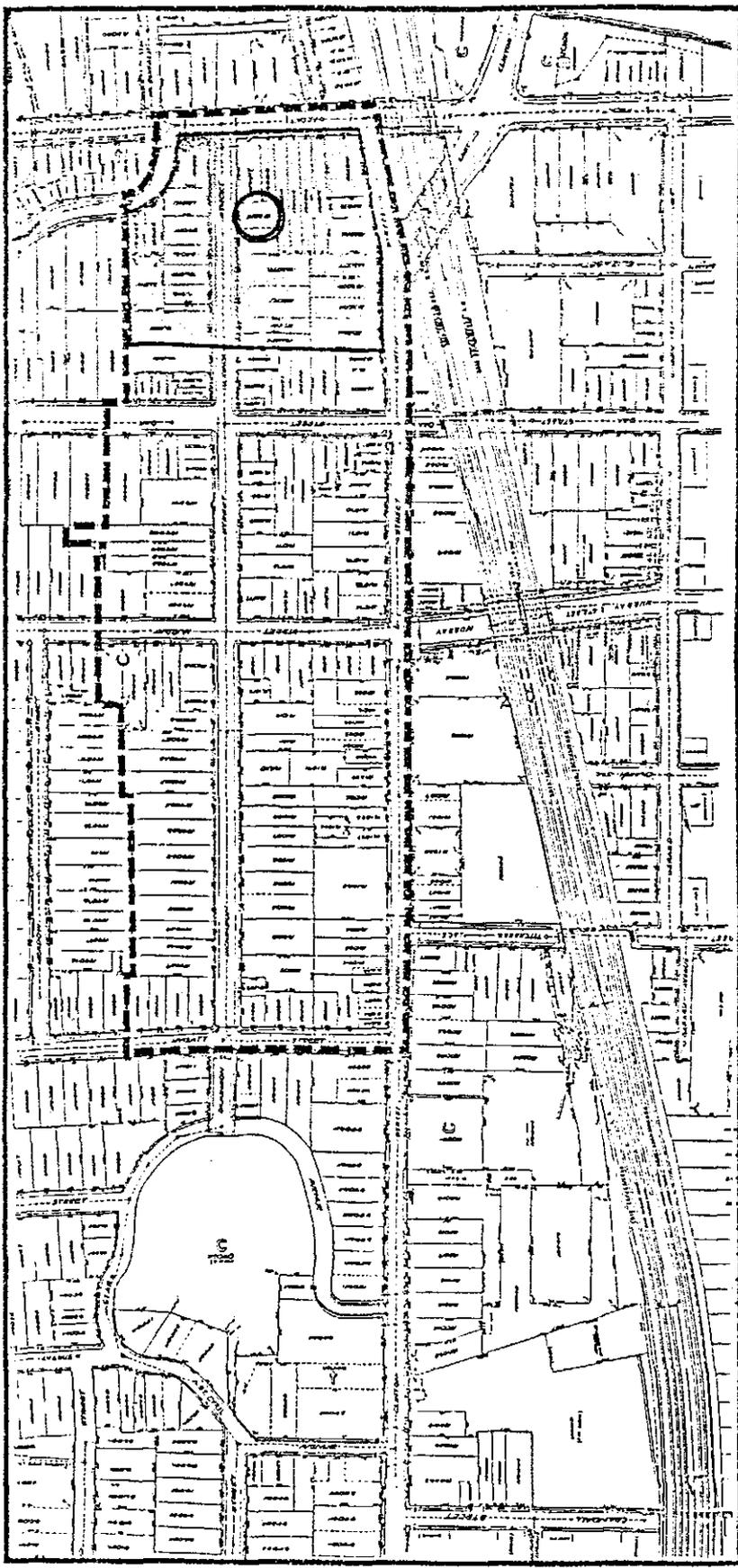
Second Floor Plan
Scale: 1/8" = 1'00"
1 Dickinson Street
Drawn by Laurie Kimball
Date: 6/26/86



Attic Plan
Scale 1/8" = 1'00"
1 Dickinson Street
Drawn by Laurie Kimball
Date: 6/26/86



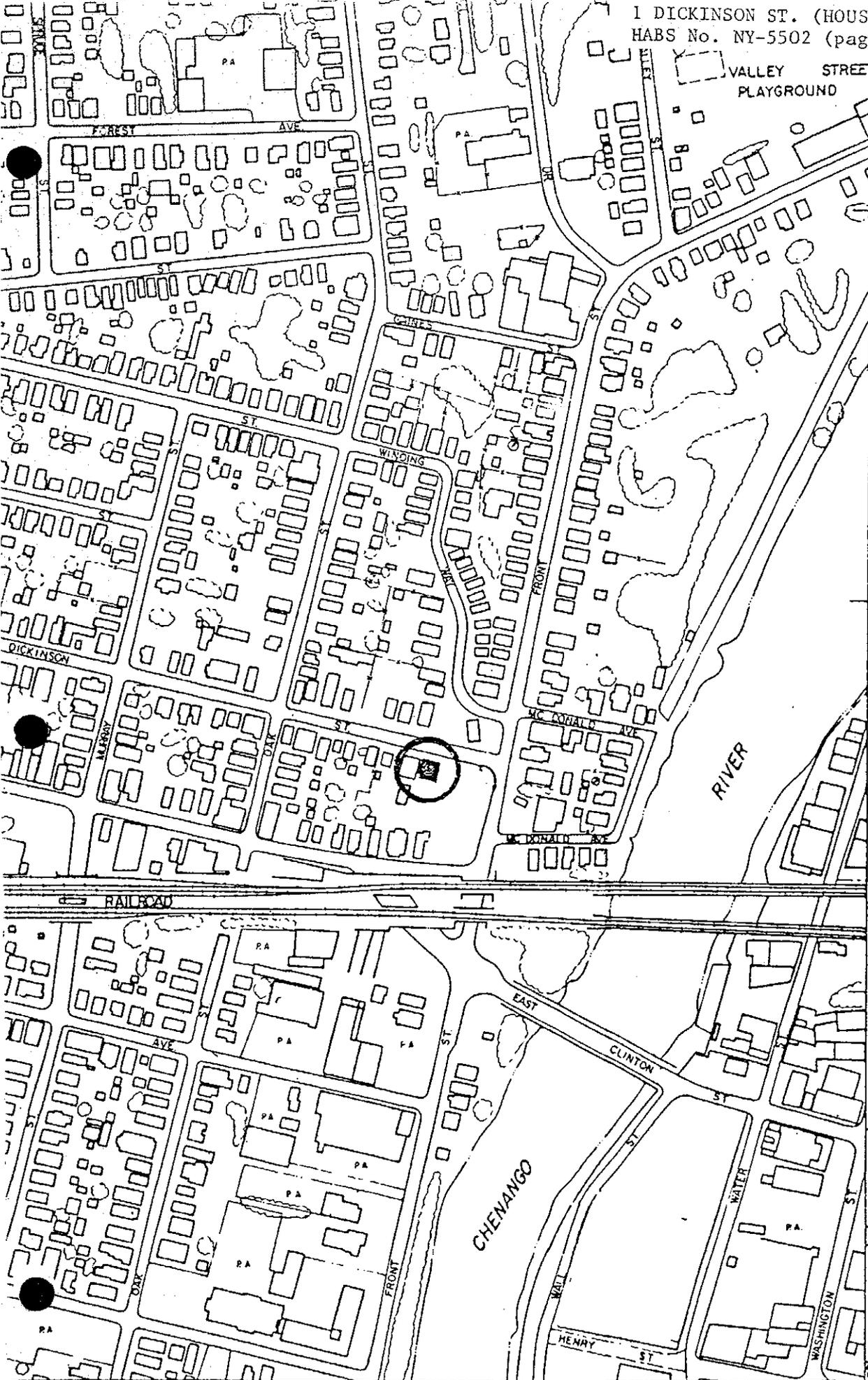
Basement Plan
Scale: 1/8" = 1'00"
1 Dickinson Street
Drawn by Laurie Kimball
Date: 6/26/86



PROPERTY MAP R-222-1	 Binghamton
CLINTON STREET REDEVELOPMENT PROJECT	MAP 1 SUPERMARKET PLAZA SITE REDEVELOPMENT PROJECT BOUNDARY

1 DICKINSON ST. (HOUSE)
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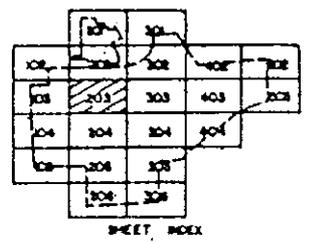
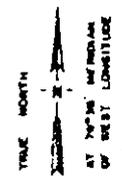
C. TALE
 1A



- SWAMP
- RETAINING WALL
- BUILDING
- RAILROAD
- POLE
- PLAYING AREA
- POOL

COORDINATE GRID BASED ON NEW YORK STATE
 PLANE COORDINATE SYSTEM, CENTRAL ZONE.
 MAPPING IS BASED ON THE TRANSVERSE
 MERCATOR PROJECTION.

Location Plan 1 Dickinson St.



**City of
 BINGHAMTON**
 BROOME COUNTY NEW YORK
 PLANIMETRIC MAP